

Edelweiss Maintenance Commission  
General Manager's Report  
July 2017

Recurring Items:

- Water samples taken from the Cassal and Campground systems were tested free from total coliform contamination.
- As always collected and approved vendor invoices. Recorded ownership changes. Had phone calls and emails with owners about a host of different routine issues.
- Brought checks and invoices to Bradshaw
- Picked up mail at PO
- Serviced pool and monitored booster pumps on weekends and when Craig was on vacation.

Financial Data:

- Most home owners have paid the final snowplowing fee – about 12 remain in arrears. Our receivables stand at just over \$8,000.00. Six property owners represent \$6888.77 of that total.

Activities:

- Even after moving the air vent from the front of the booster pump house to the back, complaints of noise are still coming from the from a property owner whose home is near the pump. Alan Fahnestock has suggested applying sound board to part of the inside of the building. Beyond that, we are out of ideas.
- Removed the rest of the old wooden street signs and distributed them to folks who had requested them.
- Installed the rest of the new aluminum reflective street signs.
- Worked booster pumps manually for a few days while telemetry not working.
- Resolved low water pressure situation on Eagles Nest by restricting the amount of water entering the Highland booster pump, thus not starving the water flowing to Eagles Nest.
- Spent more time than I should have on the phone with rep from Krisco Pools trying to work out why the pool Intellichem is not working as it should. (That's the device which is supposed to monitor the pool chemistry and adjust it correctly as needed.) I'll keep at it.
- Established a list of property owners desiring to have chipping done. Passed the list of names and addresses to Brothers Fire.
- Met with Michael Brady, attorney, to discuss the legal implications of dealing with a problem home-owner.
- Authorized, at Board request, prep of the roads by McHugh Excavation prior to lignin application and approved application of lignin by Cascade Concrete. Will begin the week of August 14<sup>th</sup>.
- Received final estimate from Palm Construction to replace water line on Eastern end of Trillium Road with 345 feet of 4" C-900 water pipe. Estimate, including valves and fittings is \$10,887.08, which is \$887.08 over the amount which I am authorized to spend without Board Permission.

*I request Board permission to allow Palm to proceed with the replacement. We do not want this line to freeze again!*

Hours in July- 105

Dick Volckman

## Operations Manager Report July, 2017

Tammy Rogers and John Thomas of Ferguson Waterworks sat down with me for over two hours to sort out some problems I was having with our meter reading. They worked out a system that will allow me to use the readings in a spreadsheet. Normally this is done via a third party billing service. This is very costly so I wanted to be able to put the reading into a simpler format I could use. I believe we accomplished this. I have read the meters once and will start reading them on a monthly basis to see if this can all work. Still some kinks to work out but at least they can be read.

Someone was kind enough to dump their garbage in front of the door of the Highland Booster. I found it before the bears or dogs did.

The broken door of the sod hut was replaced with an insulated metal door.

One of our residents on Quaking Aspen suffered a leak which we arranged to have fixed at his expense. At first we thought it might be the one causing problems on Eagles Nest but it was too small. The leak I thought was on Homestead Hill in late spring cannot be found with the acoustic detector.

John Burdick of the county public works told me that they have shelved the idea of replacing their sewer line on Highland Meadows since they cannot share trenching costs. He has left open the possibility of insulating a couple of trouble spots.

I patched the two potholes in our new pavement. They did not go all the way through and were probably caused by an air pocket underneath.

Hours: 82.25  
Craig Hook